

188 South Champlain St.

City of Burlington, Vermont
Development Review Board Meeting
07.21.2020

Plan Summary

Dave Perras, Perras Properties, LLC
Kip De Moll, Artisan Builders

Recap of Property History

- ▶ Acquired on October 10, 1947 by Paul Y. and Lionel F. Perras using savings from Navy pay after return from WWII (operation Magic Carpet)
- ▶ 1st floor served as the Perras family residence, while 2nd floor operated as a boarding house with 6 rental rooms until December, 2019
- ▶ Adjoining empty lot (192 So. Champlain St.) acquired on October 24th, 1956 after Paul and Lionel's return from Korea
- ▶ After Paul's death (April, 2013) and Lionel's death (June, 2019), Dave Perras and James Perras DBA Perras Properties, LLC acquired the property from the estate in February, 2020
- ▶ Merged lots 188 and 192 in February, 2020 to formalize both the Perras properties into a single entity

Recap of Plan Objectives

- ▶ Keep the property in the Perras family, as it has been the core and the central gathering place for the family since the 1940's
- ▶ Renovate the 1st floor (later) into two family units, one for Dave (half-time resident to-be) and the other for James (current full-time resident)
- ▶ Create four newly remodeled rental units using the 2nd and 3rd floors
- ▶ Transform the property on the inside from an aging and tired interior into a safe and comfortable home for the Perras family and four lucky tenants
- ▶ Retain and maintain important historical aspects of the property and enhance its value to the City of Burlington (both taxes and aesthetics)
- ▶ Align to the goals and objectives of planBTV: the property is in the area identified as 'Downtown and Waterfront'
 - ▶ Provide quality and affordable homes that are walkable
 - ▶ 5 minutes to Church Street
 - ▶ 2 minutes to the waterfront
 - ▶ on the GMT Gold Loop
 - ▶ Normally within 2 blocks of a CarShare Vermont vehicle
 - ▶ Provide a unit that adheres to the Inclusionary Zoning limits
 - ▶ Retain the large maple, green space and provide a garden for tenant enjoyment
 - ▶ Provide secure bicycle storage for residents

Exterior Plan

- ▶ Two-story porch with historic conforming materials and consistent with foundation of house
- ▶ Position stairs on the back of the house to minimize impact to street view
- ▶ Conform to requirements set forth for historic properties - strong support from Design Advisory Board
- ▶ Provide 6 spaces of on-site parking and 6 spaces of secure bicycle parking - strong support from next door neighbor regarding revised parking plan
- ▶ Provide landscaped screening of the parking area
- ▶ Retained green space both in south west corner and north east corner of lot



Current Photos - Facing East



Current Photos - Facing North

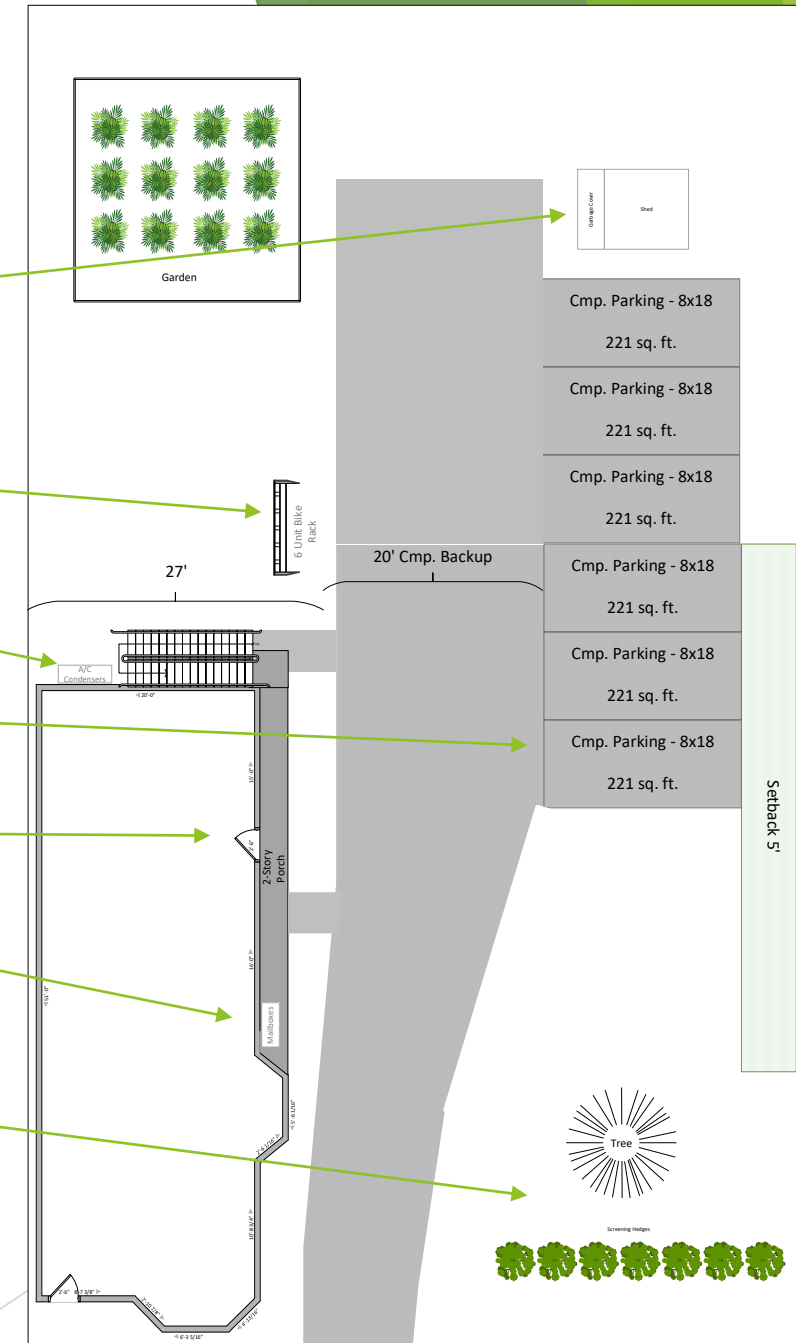


Current Photos - West Facing

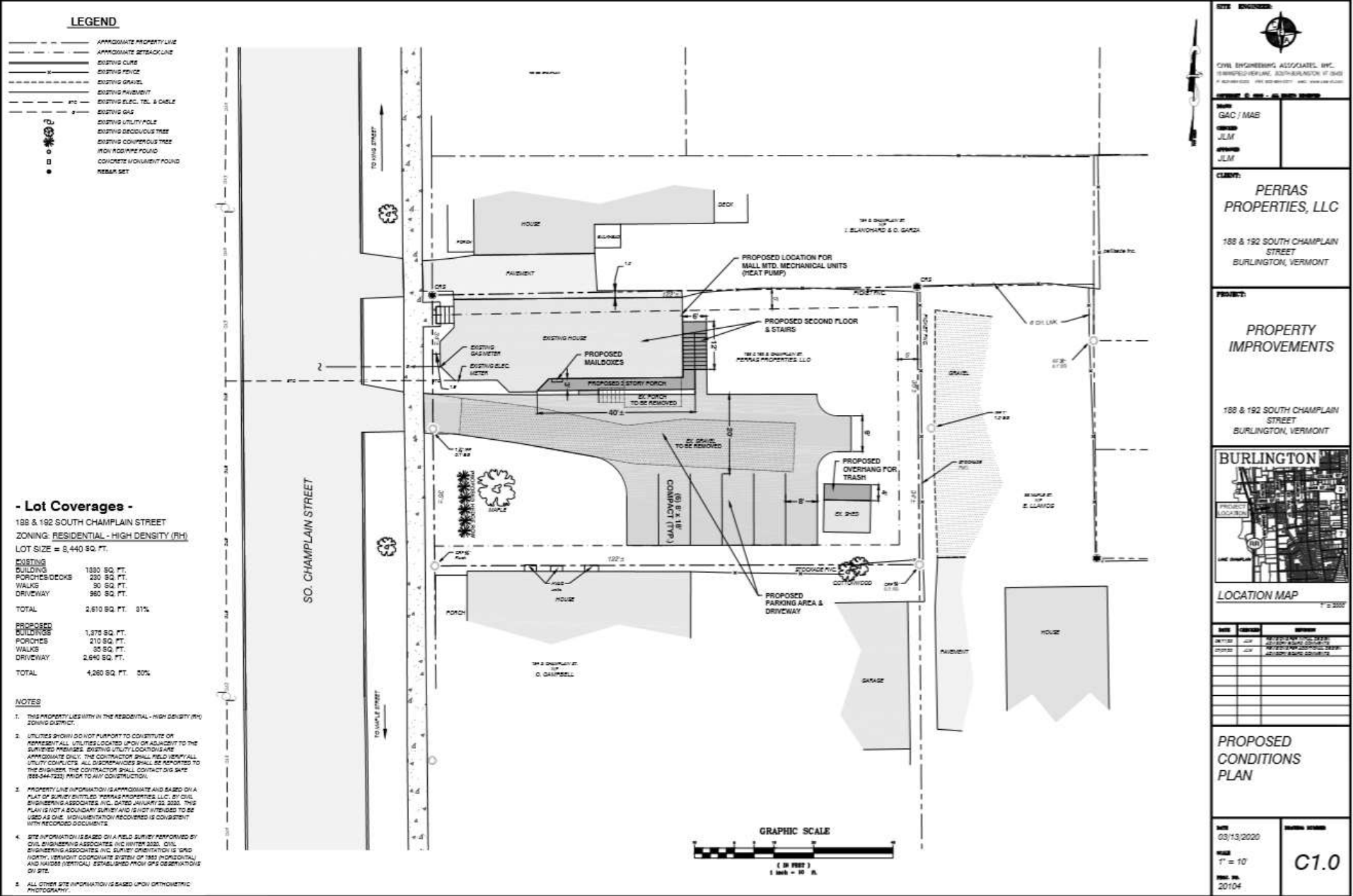


Site Plan Summary

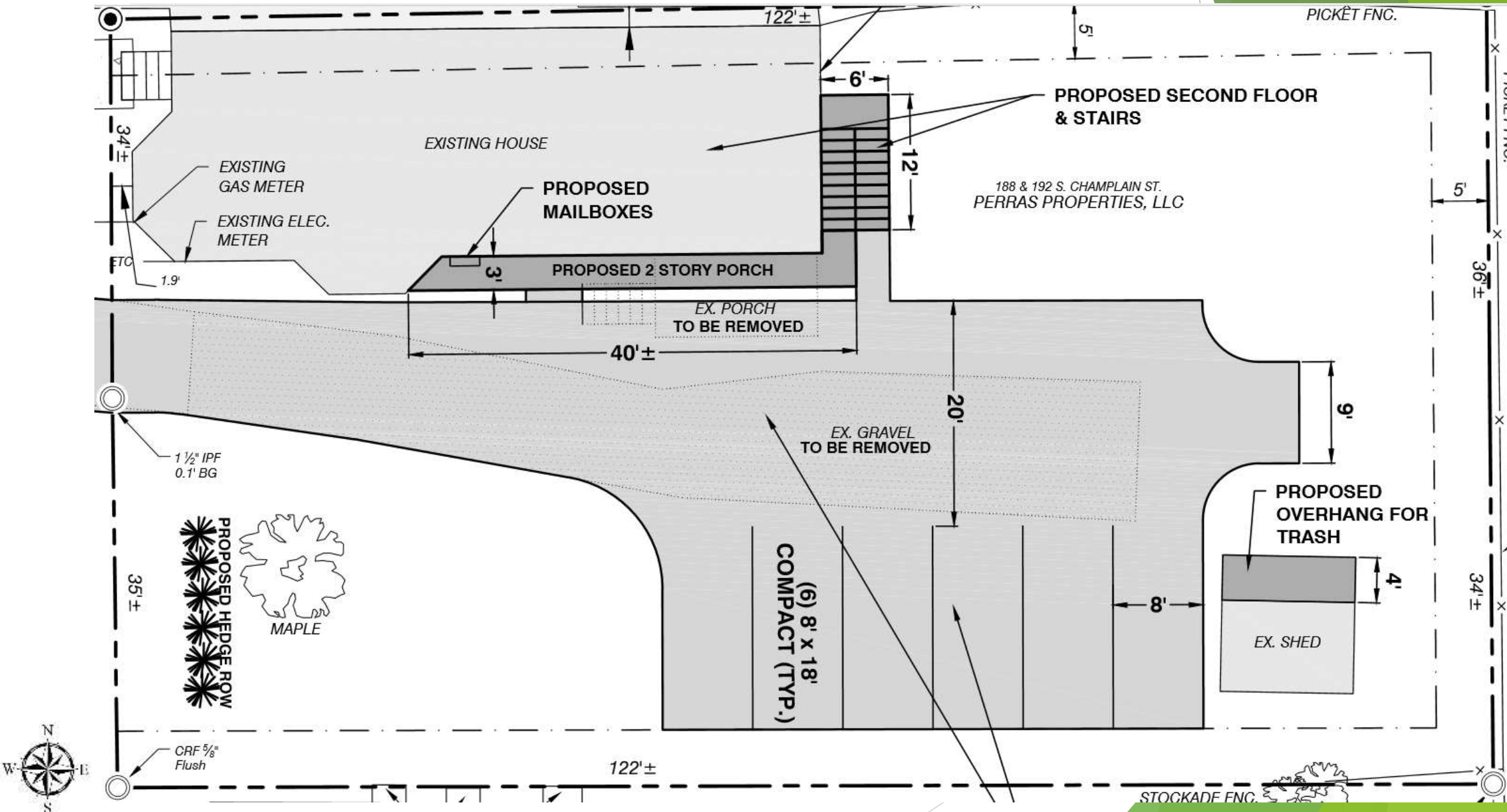
- ▶ A garbage enclosure is planned as a fully-enclosed and covered extension to the existing shed
- ▶ Secure Bicycle parking for 6 bicycles
- ▶ Mechanicals to be attached near back of house on the left (front-facing). Small-profile condensers for mini-split HVAC - 5 ft setback compliant
- ▶ Parking reduction to 6 spaces with updated site plan
- ▶ All doors and windows are confirmed to adhere to the requirements as identified by the Advisory Board
- ▶ Mailboxes to be located on the side of the house near the 1st floor residential entry
- ▶ Parking is screened by a large maple tree plus the addition of a hedge row near the front of the property
- ▶ A small swale will be created on the street side of the parking area to eliminate runoff during construction (very little slope exists)



Site Plan - Full View



Site Plan - Expanded View



Proposed Exterior Design



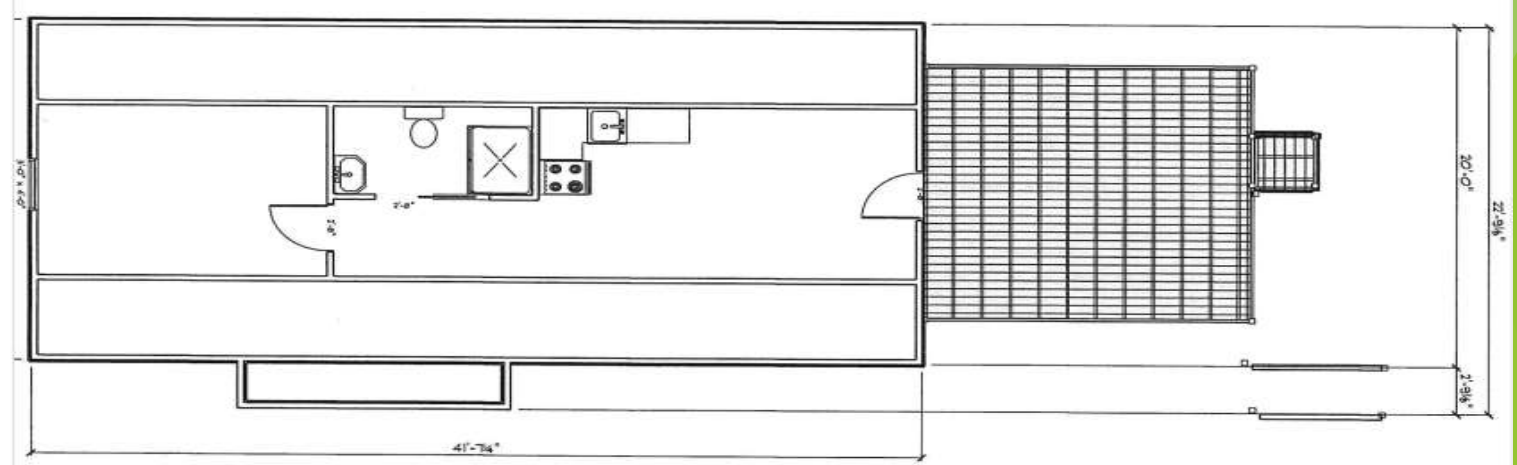
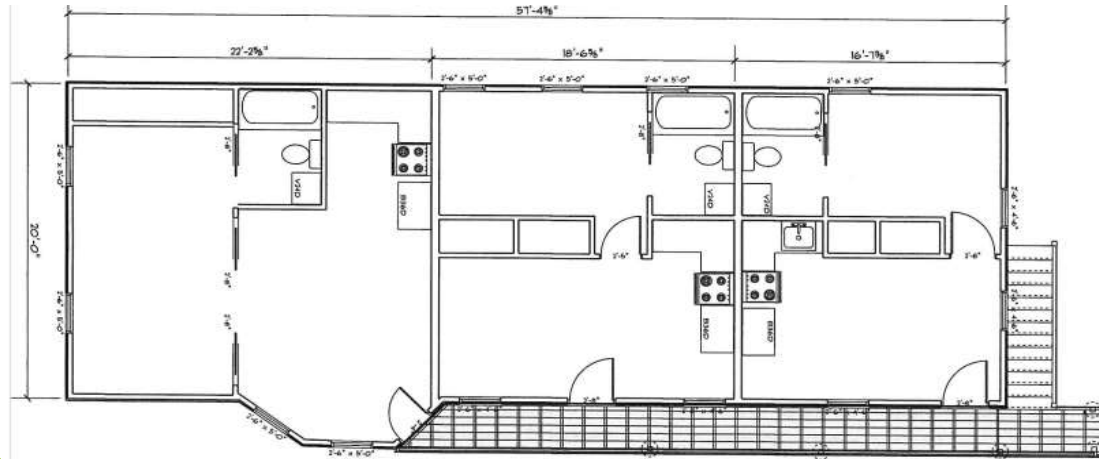
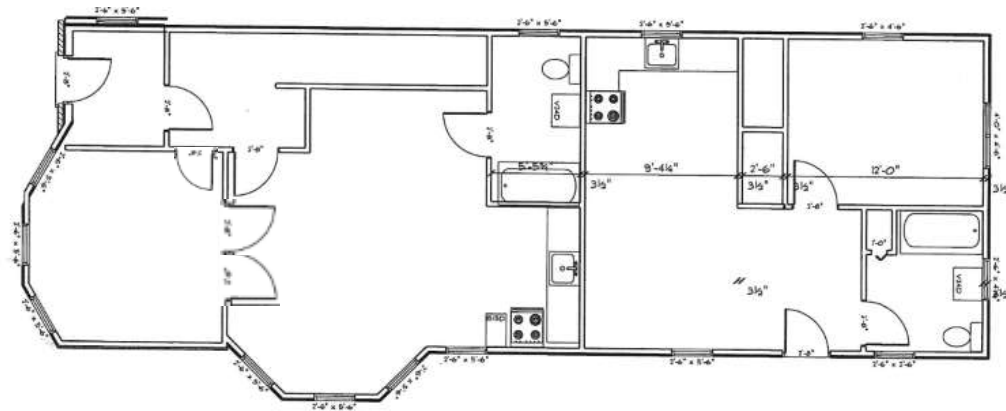
Interior Plan

Ground Floor

Second Floor

Third Floor

- ▶ Fully sprinklered
- ▶ All 1-Bedroom Units
- ▶ One unit designated Inclusionary Zoning
- ▶ Modern Interiors w/Mini-Split HVAC
- ▶ 2 Owner Occupied Units
- ▶ 4 Rental Units



North

Backup Materials

Additional information that may be useful during review meeting

- ▶ Zoning indicates that the house is a single family home that had no permit for operating as a boarding house
 - ▶ Owner can attest that the property has been operated as a boarding house at least as long as he has been alive (54 years)
 - ▶ Pct. Rental has always shown 46% rental until the last transaction was recorded in February
 - ▶ Existing COC for rental exists and there has been a long history of rental inspections for the 6 rental units (always paid and in-compliance)
 - ▶ It is unclear why the City's records do not match

Issue Date	Permit Type / Description	Folder No.	Permit No.	Grantor	Status
Document Type: Code Billing Folders			Contact: DPI Code Enforcement Division	Address: 645 Pine Street	Phone: (862)863-0442
	Code Enforcement Billing Folder	114540	04-104032	Paul Y. Perras	Closed
	Code Enforcement Billing Folder	126762	05-102845	Lionel F. Perras Trust	Closed
2005 Rental Billing					
03/07/2006	Code Enforcement Billing Folder	138877	06-102944	Lionel F. Perras Trust	Paid
2006 Rental Billing					
	Code Enforcement Billing Folder	152334	07-102587	Lionel F. Perras Trust	Paid
2007 Rental Billing					
	Code Enforcement Billing Folder	164054	08-131086	Lionel F. Perras Trust	Paid
2008 Rental Billing					

Property Summary					
Parcel ID	049-1-047-000	Address	188 SOUTH CHAMPLAIN ST.	Owner(s)	PERRAS PROPERTIES, LLC
SPAN Number	114-036-20951	Land Use	R1 - Single Fam.		
Lot Area	1.174 SF ± SQ. FT.	Mail Address	188 SOUTH CHAMPLAIN STREET BURLINGTON, VT 05401		
Current Appraised Values & Taxes					
Total Value	\$340,900	Building Value	\$091,300	Land Value	\$129,600
Total Property Taxes	\$9,116	HS-131	Pct. Business		Pct. Rental
Property data and appraised values were updated 10/14/2020. Homes and addresses are updated weekly. For questions regarding property taxes, contact the Clerk/Treasurer's Office at (802) 865-1000.					
Rental Information					
Residential Units	1	Rental Units	0	COC Years	1
Last Inspection	11/03/2017	COC Issued Date	11/25/2017	COC Expiration Date	11/29/2021
For questions regarding rental information, contact Permitting Inspections at (802) 865-1441.					

Other Important Facts

- ▶ Owner is NOT an professional developer with an unlimited budget, therefore:
 - ▶ Owner would like to explore opportunities with the City relative to the support for Inclusionary Zoning as well as his support for the city's planBTV strategic plan
 - ▶ Fee waivers
 - ▶ 15-25% density and lot coverage bonus
- ▶ Owner's decision to cease operations as a boarding house upon acquisition from the estate is due to:
 - ▶ Property was managed by our 90+ year old uncle who did not screen tenants, which contributed to > 50% non-payment of rent and difficulties with building maintenance and retaining the desired 'quiet enjoyment' rental expectation
 - ▶ Disruptive and questionable behavior of some of the week-to-week boarding tenants
 - ▶ Desire to use as a full-time residence for James, and a half-year residence for Dave and wife
 - ▶ Desire to enhance the surrounding community by providing peaceful, safe, and affordable housing in the most beautiful city in America